

146.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

779,900 / 779,900

USE VALUE:

779,900 / 779,900

ASSESSED:

779,900 / 779,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
178		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FRANZOSA PAUL A-ETAL	
Owner 2: FRANZOSA STEPHANIE R	
Owner 3:	

Street 1: 178 SCITUATE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 2027 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4400.000	337,900	400	441,600	779,900			96185
							GIS Ref		
							GIS Ref		
							Insp Date		
							06/28/18		

Source: Market Adj Cost Total Value per SQ unit /Card: 384.70 /Parcel: 384.7

Entered Lot Size Total Land: Land Unit Type:

Parcel ID 146.0-0005-0007.0

!11448!

USER DEFINED

Prior Id # 1:	96185
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:37:07
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,900	400	4,400.	441,600	779,900	779,900	Year End Roll	12/18/2019
2019	101	FV	258,800	400	4,400.	414,000	673,200	673,200	Year End Roll	1/3/2019
2018	101	FV	261,600	400	4,400.	342,200	604,200	604,200	Year End Roll	12/20/2017
2017	101	FV	261,600	400	4,400.	314,600	576,600	576,600	Year End Roll	1/3/2017
2016	101	FV	261,600	400	4,400.	287,000	549,000	549,000	Year End	1/4/2016
2015	101	FV	247,300	400	4,400.	281,500	529,200	529,200	Year End Roll	12/11/2014
2014	101	FV	247,300	400	4,400.	261,600	509,300	509,300	Year End Roll	12/16/2013
2013	101	FV	247,300	400	4,400.	249,000	496,700	496,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20154-119		10/1/1989		180,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2016	785	Re-Roof	9,960					
12/19/2013	1832	Redo Kit	32,200	C				
1/12/2009	27	Redo Bat	6,500					
12/22/2003	1073	Manual						RETAINING WALL
2/6/2001	75	Redo Bas	7,500	C				REMODEL BASEMENT
1/9/2001	10	Redo Bas	8,000	C				REMODEL BASEMENT
9/19/1998	665	Siding	9,000					RESHINGLE 1/2 HOUS
5/21/1996	203		13,000					REMODEL KITCHEN
6/28/1993	285		800					12X15 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2018	Inspected	CC	Chris C
5/7/2018	MEAS&NOTICE	BS	Barbara S
3/5/2014	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	189	PATRIOT
2/2/2000	Inspected	276	PATRIOT
1/4/2000	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

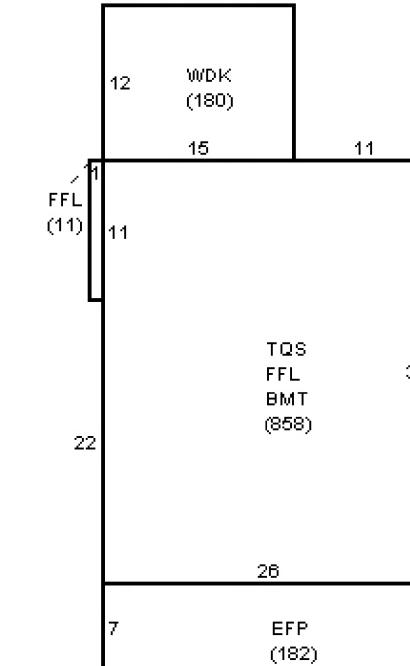
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

8

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X8	A	AV	1988	6.00	T	24.8	101			400			400

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 3
	Baths: 1	HB: 1

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	7
3	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.34421492
Const Adj.:	0.99989998
Adj \$ / SQ:	174.730
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415052
Depreciation:	77200
Depreciated Total:	337853
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	337900
Val/Su SzAd:	223.40

COMPARABLE SALES

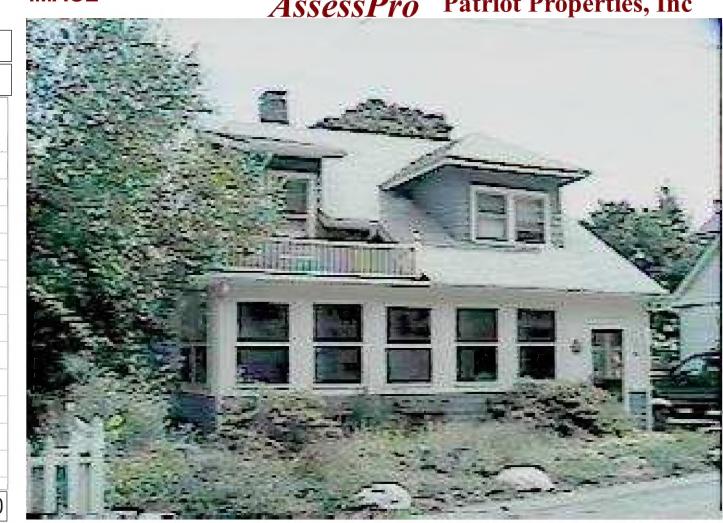
Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	869	174.730	151,841
BMT	Basement	858	72.860	62,516
TQS	3/4 Story	644	174.730	112,439
EFP	Enclos Porch	182	42.180	7,677
WDK	Deck	180	11.550	2,080
Net Sketched Area:		2,733	Total:	336,553
Size Ad	1512.5	Gross Are	2947	FinArea
			2027	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE
AssessPro Patriot Properties, Inc